

February 11, 2020

TO: Nathan Rimmer

FROM: Steven Goff, Director of Property Management

RE: 4000 NE 41st St. Security Plan

BACKGROUND

Security is always a challenge on underdeveloped sites like the Talaris Campus. Part of our job as property managers is to keep unwanted activities from occurring on this site, especially at night. With the October 2019 closure of the Conference Center the need to proactively secure and protect the property against trespassers, vagrants, and loiterers has become a higher priority than usual.

After the campus closure there were several instances of homeless and vagrants attempting to squat on the property. Some are passing through and others have attempted to set up a more “permanent” camp in the brush or build small shelters under the roof overhangs. Garbage dumping, dangerous behavior, and sometimes open aggression has ensued. Furthermore, our maintenance staff has had to run off people using drugs and building small fires on the property.

CURRENT SECURITY MEASURES

Key security priorities are:

1. Protect the asset from vandalism (broken windows, graffiti, fires, kicked-in doors, etc.)
2. Protect the building equipment from theft (copper pipes, pumps, compressors, etc.)
3. Deter petty crime on the site.
4. Eliminate the possibility of homeless people occupying the property.
5. Avoid letting the property become an attractive nuisance.

To enhance security and meet the objectives noted above, the following steps were taken:

1. A full-time employee who works at other local managed properties has moved into one of the apartment units onsite. That employee’s duties include watching over the property at nights and on weekends, as well as daily tours of the property perimeter, daily exterior walk of the buildings and reporting unwanted activity to SPD when warranted.

2. A temporary security fence was installed around the perimeter of most of the property to make it more difficult to trespass. This fence is a barrier where no natural obstacle is present, such as a neighboring fence, thick brush or difficult topography, as shown on the diagram included herein. This has proven mostly effective, however trespassers do still occasionally manage to gain access to the property.
3. Entrance gates are locked each night and on weekends to prohibit vehicular traffic during non-business hours.
4. Security cameras are installed in critical locations to capture unwanted activity and produce evidence in the event of criminal activities.

EVALUATION

Our team evaluates procedures and activity weekly for all managed properties. Here, that evaluation helps to determine how effective our security measures are and if more stringent actions are needed to deter unwanted activity. To date, the cost-benefit of the security measures that are in-place have been sufficient. Should the security situation change significantly, the asset management team will be informed and a decision made as to next steps.

ABOUT PC MANAGEMENT:

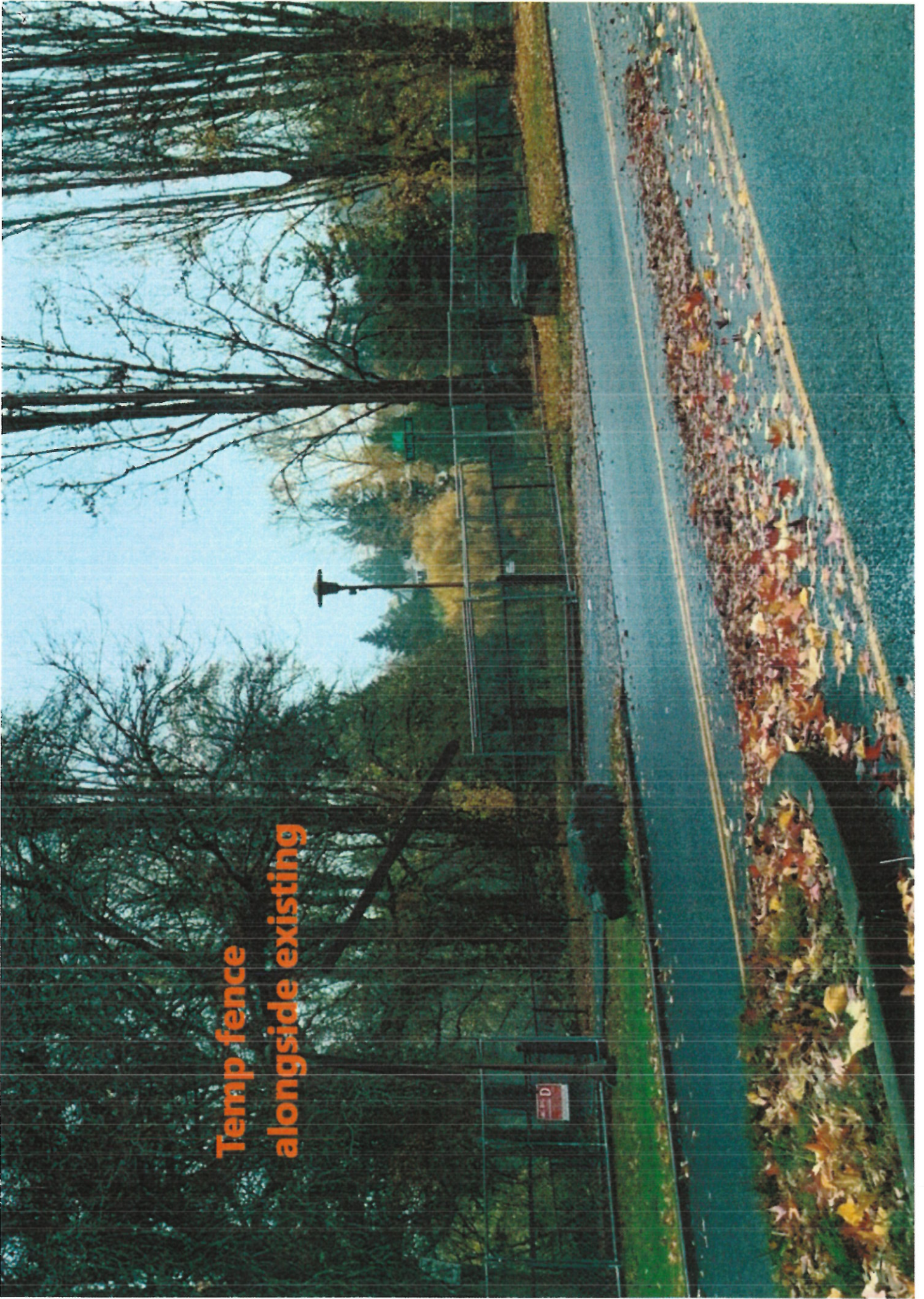
PC Management is a commercial property management and leasing company based in Bellevue. It has managed the Talaris Campus for 20 years.



**Turquoise line =
temp fencing**

300 ft

**Temp fence
alongside existing**



**Temp fencing where
none previous**

